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TO THE RESIDENTS OF THE SOUTH END

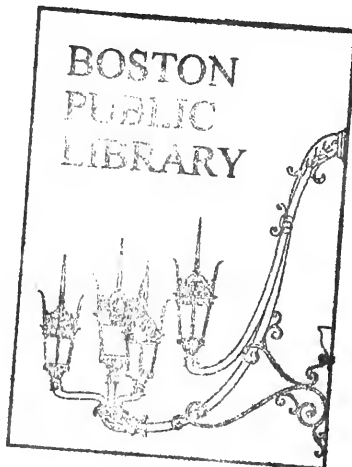
Attached are the specifications of the South End Urban Renewal Plan, as presented to the South End Urban Renewal Committee. If you have any questions concerning either the specifications or the plan presented here tonight, please contact William Baker, John Francis, or Sylvia MacPhee at our site office, 72 Warren Avenue. The telephone number is CO 7-8425.

If you believe this is a good plan for the South End, your support in the community will be appreciated. It is your cooperation that will make the plan a reality.

Sincerely,



Richard R. Green  
Project Director  
South End



South End  
B&S R  
Sp



BOSTON REDEVELOPMENT AUTHORITY

SPECIFICATIONS FOR THE SOUTH END URBAN RENEWAL PLAN  
AS PRESENTED TO THE  
SOUTH END URBAN RENEWAL COMMITTEE ON OCTOBER 5, 1964





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SUMMARY SHEET  
GENERAL PROPOSALS

75 PERCENT REHABILITATION OF EXISTING RESIDENTIAL UNITS  
3350 NEW HOUSING UNITS  
NEW INDUSTRIAL SITES PROPERLY LOCATED  
4 NEW ELEMENTARY SCHOOLS WITH COMMUNITY ACTIVITY FACILITIES  
NEW INTERMEDIATE SCHOOL  
NEW AND IMPROVED PUBLIC OPEN SPACE  
AN IMPROVED CARTER PLAYFIELD  
A REPLACEMENT FOR ROTCH PLAYFIELD  
7 NEW PLAYGROUNDS  
A NEW INDOOR-OUTDOOR SWIMMING POOL  
3 NEW INDOOR RECREATION BUILDINGS  
A NEW LIBRARY  
STREET IMPROVEMENTS INCLUDING NEW LIGHTING AND PAVING  
SEWER AND STORM DRAINAGE SYSTEM IMPROVEMENTS  
IMPROVED TRAFFIC CIRCULATION PATTERNS



SOUTH END URBAN RENEWAL PLAN  
NARRATIVE SUMMARY

Introduction

The South End Project Area contains 566 acres, of which 28 acres were involved in Castle Square Early Land Acquisition. In the year 1910, the South End had a population of 76,000 residents. By 1950 this dropped to 55,000 residents. Between 1950 and 1960, the South End lost an additional 21,000 persons, leaving a population of 34,000. The population loss has continued over the last four years, so that the present estimated South End population is 31,500 persons.

Many public facilities in the South End are outmoded and inadequate. For example, of the seven public schools presently in operation, four were built before 1884. As another example, there are only 9.14 acres of playgrounds and 3.83 acres of school yards for the South End's 7,500 children. This is one-third of the minimum recommended by the National Recreation Association.

Facilities for the elderly are inadequate. With one-fourth of the population over 60 years of age, the need for specialized facilities for this group is apparent. Yet, there are no specialized housing facilities aside from the proposed housing for the elderly in Castle Square.

There are 923 licensed lodging houses in the South End, and this represents 27.2% of all residential structures. Many of these lodging houses are well-run and are a credit to the community. On the other hand, many of them contribute to the blight within the South End. In addition, there are many unlicensed rooming houses. As a general rule, the owner-occupied units tend to be of higher quality than those owned by an absentee landlord. This also holds true for other types of residential structures.

One of the major problems in the South End is the presence of 116 liquor licenses. The concentration of licenses has created problems for the entire community. While the presence of a license itself is not necessarily adverse, the concentration has helped to foster skid-row and a variety of undesirable activities which have adversely affected the community.

The pattern of land use in the South End is predominantly residential west of Harrison Avenue and predominantly non-residential east of Harrison Avenue. At the center of the South End and at some of the southern portions of the area, where there are mixtures of use, there is a high degree of deterioration.



The South End, however, has major sources of strength. These are, among others, sixteen active neighborhood associations, thirty-three churches, and the Cathedral of the Holy Cross. In addition, many famous institutions are located in the South End. These are, partially: Boston City Hospital, Boston University Medical Center, the Boy's Club, Children's Art Center, Franklin Institute, Franklin Square House, Morgan Memorial, Robert Gould Shaw House, and United South End Settlements.

The South End is a major place of employment for 17,347 people who provide, it is estimated, major incomes for an additional 50,000 people. Some of the larger employers include the Green Shoe Company; the wholesale flower industry; the Star Brush Company; French, Shriner, and Urner Shoe Company, and many other important industrial plants. The Green Shoe Company, for example, is the largest manufacturing plant for shoes under one roof in the United States. The firm manufactures close to 25% of all the children's shoes sold in the country. Production is close to 23,000 pairs of shoes a day.

Important to many small businesses is the fact that the South End has a stock of loft buildings in which a low rental structure makes possible continuation of a competitive business. Many of these smaller firms employ up to 100 persons.

The South End represents an important historical phase of housing development in Boston. The housing stock is generally well located with respect to side streets and there are many houses kept in excellent condition. The advantage of a downtown residential neighborhood together with the original layout of the South End offer a tremendous potential for rehabilitation.

From this brief introduction, it can be seen that the South End has many problems. Nevertheless, it also has tremendous assets and potential. One of the unrecognized facts of the South End is that 50% of all the residential structures are owner-occupied. This percentage has been increasing in the last three or four years. This, in itself, is a sign that rehabilitation of the community is both feasible and desirable. There is a direct correlation between owner occupancy and condition of neighborhood and building. With the help of urban renewal, the South End community can be a stable community, benefitting the tax base, the industrial-commercial community, and the family or single individual looking for a safe, sanitary, and decent supply of housing in a well-located, attractive, and community-minded neighborhood.





## Plan Objectives

The basic objective of the South End plan is to provide a stable residential and industrial-commercial community. In order to do this the plan proposes to provide new public facilities, to provide new industrial and residential housing opportunities, to separate housing and industry, to eliminate blighting influences, to provide for better traffic circulation and to stimulate, through public and private investment, a framework for a major rehabilitation effort in the entire community.

The emphasis of the plan is rehabilitation of existing residential structures. The Authority feels that 75% of the residential units in the community can be and should be rehabilitated. This process has already started.

The plan proposes to separate industrial and housing uses wherever possible and to restrict industrial activities, as far as is feasible, to the easterly side of Harrison Avenue, while at the same time protecting residential uses on the west side of Harrison Avenue.

It is proposed that the entire length of Tremont Street be improved to a very high level of design, rehabilitation and new construction. This street is central to the residential population in the South End and to the majority of the neighborhoods. By upgrading Tremont Street, the rehabilitation of the South End will be made much easier, for each block along the way will have a major source of strength from which rehabilitation can proceed. Other streets in the South End, of course, need and will have improvements.

In order to protect the South End from tremendously increased north-south traffic which will be generated by Prudential Center, by the Inner Belt and by the Southwest Expressway, it is proposed that a South End bypass route be constructed along the N.Y., N.H. & H. Railroad line. This bypass is so designed as to minimize property takings and utilize street rights-of-way. When this bypass route is constructed, Columbus Avenue will be closed at its southerly end and will serve local traffic. The closing of Columbus Avenue will provide an opportunity to develop, on part of the right-of-way, a series of small parks and off-street parking areas for surrounding residential blocks. This will contribute to a unified, stable residential neighborhood on both sides of Columbus Avenue.

It is proposed that Dover Street be widened to connect with Berkeley Street so that east-west traffic can be more



adequately handled. In addition, the provision of service roads along the Inner Belt will help to relieve Massachusetts Avenue of heavy traffic congestion and make east-west travel easier.

In order to prevent the heavy flow of traffic caused by the Copley Square interchange of the Massachusetts Turnpike it is proposed that a service road system be constructed from Dartmouth Street to Herald Street along the railroad right-of-way. This road will not require the taking of property. The construction of this service road system will prevent through traffic from bisecting the South End and destroying residential neighborhoods.

It is a major proposal to landscape Washington Street in order to take the stigma from the area. It should be clear, however, that the removal of the elevated structure is a task beyond the South End Urban Renewal Plan. The elevated structure is located not only in South End, but also in South Cove, Roxbury, and Jamaica Plain to Forest Hills. The line must be relocated on railroad right-of-way. It requires action and financing by the Massachusetts Bay Transportation Authority, as well as Federal and other State agencies. The Boston Redevelopment Authority will cooperate with these agencies in every way possible to achieve the future removal of the elevated structure.

A sizable number of licensed premises are proposed to be acquired. The plan recognizes that improvement in the South End is not possible without the lessening of the number of licensed establishments. At the same time, the financial difficulty for the owner of the license will be eased by legislation, to be submitted, which will provide a means of compensation to the licensed holders.

The filling of the Roxbury Canal as part of the current State program will enable the City of Boston to develop commercial-industrial sites on land which is now unusable. In addition, part of this land, together with other City land, will provide for necessary hospital expansion without further erosion of the tax base or encroachment on the residential community. Tax revenue can be produced from ancillary commercial development such as a medical office building. A service road adjacent to the Fitzgerald Expressway will make greater use of this land possible and help to protect the residential community.

Castle Square is a major point of entrance into the South End and will provide a new image for the benefit of the community and the City of Boston. In addition, new construction at the West Newton Street, Dartmouth Street, and Massachusetts



Avenue entrances to the South End will help to provide new impetus for community improvement.

A net increase of occupied housing units is proposed in the South End through the rehabilitation of existing vacant buildings and the provision of 3350 new housing units. Of these new units, 500 are proposed for housing for the elderly. It is an objective of the plan to provide as much private, lower and moderate income housing as is possible.

The South End is fortunate in having vacant land opportunities for new housing development. The plan proposes that first priority be given to new housing development where initial relocation will be minimized. This will enable the South End to provide new housing prior to any major relocation. The provision of new housing resources will provide an opportunity for a staged relocation program and provision of new housing resources for residents of the community desiring to remain in the community. This will be one of the first urban renewal projects in the country to accomplish this desirable objective.

The provision of public facilities will be a major investment made by the City in the South End. It is proposed that four new elementary schools, one new intermediate school and a new public library be built. An increase of sixteen acres of playground space and an addition of thirteen acres of other public open space is provided for in the plan. The net increase of open space represents a 140% increase to fulfill National standards. In addition, new housing development will be required to provide open space.

It is proposed that three indoor recreation facilities for year-round use be provided at appropriate locations within the South End, so that the needs of South End residents can be met. Finally, as a major asset to the community, it is proposed that a year-round indoor-outdoor swimming pool be constructed.

The major feature of the South End Plan is the provision of a new community center. The proposed center will contain the Cathedral, which is set off by a plaza; new housing for families and for the elderly; housing and commercial rehabilitation; new commercial facilities; new recreation space and a new community school. The center contains many one-of-a-kind features, such as the proposed new swimming pool. The area of the proposed center presently contains many blighted buildings, a mixed residential and industrial area, and potential hazards which have already cost human lives. The new center is designed to eliminate these adverse and dangerous influences in order to create a physically attractive, useful area which will materially improve the environment for the entire community.



FACT SHEET  
SOUTH END URBAN RENEWAL PROJECT

AREA

Castle Square Early Land Acquisition Area	28 ACRES
Balance South End	<u>538</u> ACRES
TOTAL SOUTH END PROJECT	566 ACRES

CASTLE SQUARE DEVELOPMENT

96 Housing for the Elderly Units

506 1, 2, 3 and 4 Bedroom Units (\$88-\$138 per month incl. heat)

POPULATION

1950 - 55,000 persons  
1960 - 34,100 persons  
1964 - 31,525 persons

POPULATION LOSS (1950-1964) - 23,475 Persons

POPULATION IN HOUSEHOLDS 29,966

White	16,397
Non-White	13,569

FAMILIES 5,891

White	2,927
Non-White	2,964

UNRELATED INDIVIDUALS 12,463

White	9,032
Non-White	3,431

RESIDENTIAL STRUCTURES

RESIDENTIAL STRUCTURES (Not including public housing) 3,537

Owner-occupied	1,710
Non-Owner occupied	1,835

HOUSING UNITS

TOTAL HOUSING UNITS 18,467

Vacant Units	2,736
Occupied Rental Units	13,135
Public Housing Units	886
Owner Occupied Units	1,710





# BOSTON REDEVELOPMENT AUTHORITY

## CHARACTERISTICS OF RESIDENTIAL STRUCTURES IN THE SOUTH END

### South End Urban Renewal Area

	<u>No.</u>	<u>Per Cent</u>
Total Non-Residential Structures	1176	25.6
Total Residential Structures	<u>3436</u>	<u>74.4</u>
TOTAL MAJOR STRUCTURES	4612	100.0

\* \* \* \* \*

Total Non-Owner Occupied Residential Structures	1765	51.4
Total Owner Occupied Residential Structures	<u>1671</u>	<u>48.6</u>
TOTAL RESIDENTIAL STRUCTURES	3436	100.0

\* \* \* \* \*

Total Licensed Lodging Houses	923	27.2
Total Other Residential Structures	<u>2513</u>	<u>72.8</u>
TOTAL RESIDENTIAL STRUCTURES	3436	100.0

\* \* \* \* \*

Total Licensed Owner-Occupied Lodging Houses	512	55.5
Total Licensed Non-Owner Occupied Lodging	<u>411</u>	<u>44.5</u>
TOTAL LICENSED LODGING HOUSES	923	100.0

\* \* \* \* \*



# BOSTON REDEVELOPMENT AUTHORITY

## South End Urban Renewal Area

### CONDITION OF RESIDENTIAL STRUCTURES IN THE SOUTH END \*

	<u>No.</u>	<u>Per Cent</u>
TOTAL RESIDENTIAL STRUCTURES	3436	100.0
Satisfactory	119	3.7
Minor Repairs	1110	32.8
Extensive Minor Repairs	1548	45.1
Major R pairs	635	18.4
* * * * *		
TOTAL OWNER-OCCUPIED RESIDENTIAL STRUCTURES	1671	100.0
Satisfactory	73	4.7
Minor Repairs	586	35.8
Extensive Minor Repairs	751	45.4
Major Repairs	237	14.1
* * * * *		
TOTAL NON-OWNER OCCUPIED RESIDENTIAL STRUCTURES	1765	100.0
Satisfactory	46	2.6
Minor Repairs	524	29.8
Extensive Minor Repairs	797	45.1
Major Repairs	398	22.5
* * * * *		
TOTAL LICENSED LODGING HOUSES	923	100.0
Satisfactory	49	5.4
Minor Repairs	386	41.8
Extensive Minor Repairs	410	44.4
Major Repairs	78	8.4
* * * * *		

\* Source: BRA Exterior Building Conditions Survey



BOSTON REDEVELOPMENT AUTHORITY

South End Urban Renewal Area

CONDITION OF LICENSED LODGING HOUSES IN THE SOUTH END \*

	<u>No.</u>	<u>Per Cent</u>
TOTAL LICENSED LODGING HOUSES	923	100.0
Satisfactory	49	5.4
Minor Repairs	386	41.8
Extensive Minor Repairs	410	44.4
Major Repairs	78	8.4
* * * * *		
TOTAL OWNER-OCCUPIED LICENSED LODGING HOUSES	512	55.5
TOTAL NON-OWNER OCCUPIED LICENSED LODGING HOUSES	411	44.5
Total	923	100.0
* * * * *		
TOTAL OWNER-OCCUPIED LICENSED LODGING HOUSES	512	100.0
Satisfactory	33	6.4
Minor Repairs	226	44.3
Extensive Minor Repairs	227	44.3
Major Repairs	26	5.0
* * * * *		
TOTAL NON-OWNER OCCUPIED LICENSED LODGING HOUSES	411	100.0
Satisfactory	16	3.8
Minor Repairs	160	38.9
Extensive Minor Repairs	183	44.5
Major Repairs	52	12.8
* * * * *		

\* Source: BRA Exterior Building Conditions Survey



SUMMARY OF NEW HOUSING AND RELOCATION

NEW HOUSING PROPOSED (includes Castle Square): 3,350 units

Housing for Elderly	500 units
Public Housing (Rent supplementation and scattered sites)	300 units
Private Housing	2,550 units

RESIDENTIAL ACQUISITION (includes Castle Square):

Vacant Units	1,450
Rooming or Lodging Units	2,113
Family Units	1,733

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TOTAL HOUSING UNITS (including Castle Square)

Vacant Units	3,860
Occupied Units	<u>21,883</u>
	25,743

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Percentage of Total Units to be Acquired (includes Castle Square)	21%
Percentage of All Vacant Units to be Acquired	38%
Percentage of All Occupied Units to be Acquired	18%





SUMMARY FINANCING

(Estimate includes Castle Square)

Gross Project Cost	\$43,300,000
Less Land Disposition Proceeds	<u>-2,800,000</u>
	\$40,500,000

Project Capital Grant	\$25,000,000
Relocation Grant	<u>2,275,000</u>
Total Federal Capital Grant	\$27,275,000
Local Share	<u>13,225,000</u>
	\$40,500,000

Local Share:

State 1/6 Aid	\$6,750,000
City Share*	<u>6,475,000</u>
	\$13,225,000

\* \* \* \* \*

City Share:

4 New Elementary Schools (100%)	\$4,000,000
1 Intermediate School (50%)	875,000
1 Library (100%)	350,000
Health Department (100%)	300,000
Recreation Facilities	<u>950,000</u>
	\$6,475,000

Streets, Sewers, Drainage, Street  
Lighting and Existing Street  
Improvements

\$9,025,000

\*Off-Street Parking Structures, City Hospital to be separately financed.



EMPLOYMENT AND TAXES

EMPLOYMENT

Current South End Employment	17,347
Estimated Jobs Added	<u>3,200</u>
TOTAL ESTIMATED JOBS	20,547

TAXES

Current South End Taxable Assessments	\$35,239,900
Current South End Tax Yield	<u>\$ 3,391,670</u>
Estimated Tax Increase	<u>1,500,200</u>
TOTAL ESTIMATED TAXES	\$ 4,891,670



SUMMARY OF REHABILITATION IN PROGRESS (October, 1964)

Rehabilitation in Progress (October, 1964)

<u>Private Owners</u>	<u>Structures</u>	<u>Units</u>
Completed	25	86
Underway	25	80
 <u>Nonprofit and Others</u>		
Completed	1	3
In Process	33	133

\* \* \* \* \*

The process of rehabilitation, once the plan is in execution, is briefly described:

After inspections of property, each street or block will have an opportunity to plan with Authority staff members on the solution to many of the problems that are of a block nature: back alleys, off-street parking, the use of vacant land or derelict buildings in the block. When a block consensus is reached as to what is desired, a block plan can be carried out. All structures will be required to meet minimum code standards.



## SPECIFICATIONS FOR THE SOUTH END URBAN RENEWAL PLAN

### 1. SCHOOLS AND PLAYGROUNDS

- a. The Bancroft School will be replaced by a new school and playground to be located in the area bounded by Columbus Avenue, Dartmouth Street, West Canton Street and the alley behind Warren Avenue.
- b. A replacement for the Hyde and Everett Schools and a new playground is proposed in the area bounded by Ball Street, Washington Street, the Pilgrim Laundry, behind the properties facing on Shawmut Avenue from 598 to 618 Shawmut Avenue, and then down from that point along Shawmut Avenue to Ball Street.
- c. A playground and a replacement of the Bates School is proposed bounded by the Plaza proposal in front of the Cathedral of the Holy Cross, Washington Street, behind the properties fronting on Blackstone Square, and up Shawmut Avenue to West Dedham Street.
- d. The J. J. Williams School will be replaced by a new school. In addition to the replacement of the J. J. Williams School, a new playfield replacing the Rotch Playfield will be developed in the same location. The Rotch Playfield on Albany Street is scheduled to be utilized for industrial purposes only after a replacement is provided. This combined facility is bounded by Dover Street, Washington Street to Waltham Street, Waltham Street to the back of the properties on Bradford Street, to the back of the properties on Shawmut Avenue to Groton Street, Groton Street to Shawmut Avenue to Dover Street. This taking would exclude all properties on Bradford Street and Briggs Place.
- e. A new junior high school is proposed to be adjacent to the Carter Playfield, with the playfield being utilized as part of the combined site. The boundaries of this combined site are Massachusetts Avenue, Columbus Avenue to Alley 815, behind the properties from 581 Columbus Avenue to Camden Street, down Camden Street to Columbus Avenue, Columbus Avenue to the end of the Carter Playfield, to the South End bypass route along the railroad right-of-way and following that back to Massachusetts Avenue.





- f. The Mackey School will be retained as a junior high school and the property between the Mackey School and Montgomery Street on Dartmouth Street will be acquired to round out the school site. In addition, a new playground is proposed from the present Mackey site to the rotunda of the Flower Exchange between Warren Avenue and Tremont Street.
- g. The Hurley School will be retained in its present location. A proposal for a playground or new housing has been discussed in the block bounded by Shawmut Avenue, West Springfield Street, Washington Street, and Worcester Street.
- h. The O'Day Playground will be increased in size to Newland Street. The plan proposes sheltered recreation space for winter use.
- i. The plan proposes completion of the "8" Streets Playground.

## 2. PLAZAS, PUBLIC OPEN SPACES AND PARKS

- a. Existing park and public open space is proposed to be maintained and improved as part of the plan. This includes Union Park, Chester Park, Worcester Square, Braddock Park, Rutland Square, Concord Square, Franklin and Blackstone Squares, and an improved and enlarged Columbus Square.
- b. All new development would have requirements for landscaping and appropriate open space.
- c. Tot-lots and other open space would be proposed on vacant parcels of land at strategic locations in rehabilitation blocks during project execution.
- d. Major off-street parking and landscaped open space is proposed for the length of Columbus Avenue, on Dover Street from Tremont Street to Washington Street, and along Washington Street from West Dedham Street to Ball Street at the project boundary.
- e. Tremont Street is proposed for landscaping for its entire length within the project area. Other streets to be landscaped include Warren Avenue for its entire length, Dartmouth Street from the railroad to Tremont Street, Msgr. Reynolds Way, West Newton Street from Harrison Avenue to the railroad, and Hammond Street for its entire length.



- f. A plaza is proposed opposite the Cathedral of the Holy Cross. This plaza is part of the new Center development.
- g. A small park is proposed between the O'Day Playground and West Canton Street. This park is proposed to be surrounded by new housing on the east and west sides.
- h. A small park is proposed adjacent to old St. Patrick's Church.
- i. A linear park is proposed on the southerly side of East Lenox Street from Washington Street to Reed Street for the purpose of buffering industry and new housing.

### 3. INDOOR RECREATION BUILDINGS

- a. It is proposed that indoor recreation buildings be developed on the site of the combined new junior high school and Carter Playground.
- b. An indoor recreation building is proposed on the site of the combined new J. J. Williams School and Rotch Playfield replacement.
- c. A new recreation structure is envisioned on the O'Day Playground.
- d. The municipal building on West Brookline Street is proposed for improvement.

### 4. LIBRARY

A new library is proposed on the block bounded by Tremont Street, Rutland Square, Concord Place (the alley behind Tremont Street) and West Newton Street.

### 5. COMMUNITY CENTER

The proposed community center is defined as including the area bounded by West Newton Street from Tremont Street to Washington Street, Washington Street to East Concord Street, East Concord Street to Harrison Avenue, Harrison Avenue to Savoy Street, Savoy Street to Washington Street, Washington Street to Union Park, Union Park to Shawmut Avenue, Shawmut Avenue to West Dedham Street (both sides) to Tremont Street back to West Newton Street.



This area is proposed for rehabilitation and new facilities including: community school, playground, new Cathedral High School addition, indoor-outdoor swimming pool, retention of all churches, housing for the elderly, new private housing, shopping and office use, and a new Cathedral plaza. Properties to be rehabilitated in the center are described elsewhere.

6. CHURCHES

No churches are to be acquired without previous approval from the church.

7. FRANKLIN INSTITUTE

Franklin Institute is proposed in the area bounded by Berkeley Street, Tremont Street and Appleton Street.

8. CULTURAL ARTS CENTER

The Cultural Arts Center is proposed for the rotunda of the Flower Market. The National Theatre is proposed to be retained and new office, shopping, or Cultural Arts Center facilities are proposed to be developed between the National Theatre and Berkeley Street.

9. CASTLE SQUARE

The Castle Square development has received full community discussion and will not be further commented on here.

10. HOUSING FOR THE ELDERLY

It is proposed that the following sites be developed for housing for the elderly, excluding the Castle Square area:

- a. A site on the Cathedral Plaza and Shawmut Avenue.
- b. A site on Blackstone Square on property now owned by Stop & Shop.
- c. A site on the northerly side of West Rutland Square from the church to the proposed South End bypass right-of-way.



- d. A site on the corner of East Newton Street and Harrison Avenue.
- e. A site on Tremont Street at Cabot Street.
- f. A site on Tremont Street between West Springfield and Worcester Street and the alley behind Tremont Street.

#### 11. HOSPITALS

- a. City Hospital. The current boundaries of City Hospital are defined by Harrison Avenue, East Concord Street, Albany Street and Massachusetts Avenue. It is proposed that the South Department be developed for private housing with the exception of a small piece of land, now vacant, to be utilized by the Chardon Street Home. The development of private housing in the South Department will depend upon major decisions by the Hospital concerning operations in other parts of the City.
- b. Boston University Medical Center. The Boston University Medical Center is proposed to be defined by the area bounded by East Concord Street, Harrison Avenue, the alley between East Brookline Street and Sharon Street, and Albany Street.
- c. Additional hospital expansion is proposed to take place between the Expressway and Albany Street, Massachusetts Avenue and the line established by the extension of East Brookline Street. All this property is presently nontaxable. It is proposed in this area that parking and other medical facilities, a medical office building and a medical-oriented motel be developed.

#### 12. OTHER INSTITUTIONS

- a. No other nonprofit institutional property is proposed for acquisition unless specific requests are made.
- b. Sites for USES, YMCA or other institutional uses are proposed in the Community Center and at Northampton Street on Shawmut Avenue (east side).

#### 13. FLOWER MARKET

Between Albany Street and Expressway, East Brookline Street and Malden Street.





14. NEW MANUFACTURING AND COMMERCIAL SITES

- a. Inner Belt, between Tremont Street, Railroad and Walpole Street.
- b. A combination rehabilitation and new light manufacturing site between Washington Street, Inner Belt, Northampton Street, Harrison Avenue and East Lenox Street. (This includes Green Shoe Co. and other firms.)
- c. A combination rehabilitation and expansion of existing firms between East Canton Street, Albany Street, Dover Street and Harrison Avenue. This excludes St. Helena's, additional space to be made available for landscaping to protect the Cathedral and Cathedral Housing, and new housing or commercial space on Harrison Avenue from the fire station to East Canton Street.
- d. A new light-manufacturing site from Perry Street to Dover Street, between Washington Street and Harrison Avenue.

15. POST OFFICE

A site on the corner of Harrison Avenue and East Canton Street is proposed. The old site in the Cathedral Housing Area is proposed for open use.

16. POLICE AND FIRE STATIONS

To be maintained.

17. NEW RETAIL OR OFFICE SPACE

No major shopping centers are proposed in order not to drive South End merchants out of business. New store or office sites are proposed as follows:

- a. Massachusetts Avenue and Washington Street (Southeast Corner).
- b. Harrison Avenue and Northampton Street (Southeast Corner extending along both streets).



- c. Along Washington Street, West Concord Street to West Newton Street (not taking property opposite Blackstone Square).
- d. Community Center Area: Tremont Street and West Dedham Street corners.
- e. Along Harrison Avenue, East Canton Street to Fire Station.
- f. Along Tremont Street, Burke Street to Benton Street.
- g. Other retail or office space may be allowed on the first floor of new private housing development as demand can be demonstrated.

18. NEW RESIDENTIAL SITES PROPOSED

- a. Dartmouth Street, both sides, railroad to Columbus Avenue; Columbus Avenue, Yarmouth to D. C. Heath Co.
- b. Columbus Avenue, West Canton Street, West Newton Street and Alleys 539, 542 and 543.
- c. West Newton Street (South Side) from railroad to Union Methodist Church.
- d. Columbus Avenue, Davenport Street, Tremont Street and Camden Street (Smith Transfer Co.).
- e. Northampton Street (North Side) from Columbus Avenue, A.M.E. Zion Church to Alley 814.
- f. Worcester Street (South Side) from 138 Worcester Street to 110 Worcester Street.
- g. Tremont Street, Worcester Street, Rutland Square and Concord Place (Alley behind Tremont Street).
- h. Columbus Avenue (#426 to 440).
- i. Bradford Street (East Side), Wilkes Street to Medford Court.
- j. West Dedham Street, Ivanhoe Street, Draper's Lane and Newland Street.



- k. Community Center Area between Pembroke Street, West Canton Street, Newland Street, and Alleys behind Tremont Street. Also a site on the corner of West Dedham Street (South Side) and Tremont Street. In addition, a site on Harrison Avenue (West Side), corner of East Brookline Street.
- l. Area behind rehabilitation on Shawmut Avenue near West Haven Street and Cumston Street.
- m. East Concord Street (North Side) from Washington Street to James Street.
- n. South Department, City Hospital (See Hospitals).
- o. Area bounded by East Lenox Street, Washington Street, Trask Street and behind properties fronting on Harrison Avenue.
- p. Shawmut Avenue, Camden Street, Lenox Street (Churches not taken) and Washington Street.
- q. Camden Street (North Side) from the Everett School to the Alley behind Shawmut Avenue.
- r. Camden Street, Shawmut Avenue, Lenox Street and Tremont Street. This excludes public housing and existing churches.
- s. Hammond Street, Tremont Street, Kendall Street and Shawmut Avenue, excluding Slade's.
- t. Tremont Street, Cunard Street, Windsor Street, Warwick Street (vacant land) and Alley.
- u. Inner Belt: Tremont Street to Washington Street.

19. STREETS

- a. Castle Square: All interior streets closed except Shawmut Avenue, Washington Street (West Side), widened from Herald Street to Dover Street.
- b. Alleys closed in Franklin Institute triangle area bounded by Berkeley Street, Tremont Street and Appleton Street.
- c. Alley between National Theatre and Warren Avenue closed.

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- d. Clarendon Street closed between Warren Avenue and Tremont Street (playground use).
- e. Montgomery Street closed between Union Park and Tremont Street (playground).
- f. Alley on either side of Clarendon Street (Mackey School to Flower Exchange closed).
- g. Appleton Street closed, Columbus Avenue to Dartmouth Street (school site).
- h. Alley 547 closed.
- i. Truro Street closed (Alley off Truro Street also closed) for new residential use.
- j. Warren Avenue between Columbus Avenue and Pembroke Street closed in order to avoid through traffic on Warren Avenue.
- k. New public alley to be developed in block bounded by Yarmouth Street, Columbus Avenue, West Canton Street and Carleton Street.
- l. Development of new South End Bypass along railroad right-of-way to bypass traffic, to Prudential and from Inner Belt and Southwest Expressway interchange.
- m. New public alley in block bounded by Claremont Street, Wellington Street, Columbus Avenue and Massachusetts Avenue.
- n. Closing of Northampton Street between railroad and Columbus Avenue, closing of Camden Street between Columbus Avenue and railroad, closing of Watson Street and Dilworth Street for new junior high school site and Carter Playfield improvement.
- o. New alley to service 581-607 Columbus Avenue.
- p. Closing of Westfield Street and Benton Street for new housing.
- q. Widening of Davenport Street (North Side).
- r. Closing of Grinnell Street, Sarsfield Street, Hammett Street, Columbus Avenue (Inner Belt and Southwest Expressway interchange to Walpole Street) for traffic improvements and new development.





- s. Closing of Sterling Street between Columbus Avenue and Cabot Street for new residential use.
- t. Inner Belt development at project southerly boundary.
- u. Closing of Warwick Street between Inner Belt and Windsor Street.
- v. Closing of Cabot Street between Windsor Street and Tremont Street, and closing of alleys in block bounded by Cabot Street, Windsor Street, Warwick Street and Hammond Street for new residential use.
- w. Closing of Windsor Street, Westminster Street to Shawmut Avenue and alleys off Windsor Street in same area for new open space and residential use.
- x. Closing of Northfield Street and alleys in block bounded by Northfield Street, Tremont Street and Camden Street for new residential use.
- y. Closing of Northampton Place, Camden Street to alley.
- z. Closing of Newland Street between West Newton Street and Pembroke Street, between West Canton Street and West Dedham Street and between West Dedham Street and Draper's Lane; closing of Pembroke Street, Tremont Street to Shawmut Avenue; closing of Ivanhoe Street, West Brookline Street to Draper's Lane; closing of West Canton Street, Tremont Street to Shawmut Avenue; closing of Trumbull Street; closing of Fabin Street; closing of Canton Court and Canton Place; closing of West Canton Street, Shawmut Avenue to Washington Street; closing of West Dedham Street, Shawmut Avenue to Washington Street; closing of Pelham Street and Pelham Terrace; partial closing of Malden Street (South Side) adjacent Cathedral Housing; closing of Union Park Street, Washington Street to Waltham Street; closing of Waltham Street, Washington Street to Union Park Street; and closing of Rollins Street for New Center Development.
- aa. Development of new streets in Center to serve new development.
- bb. Widening of Dover Street (South Side) from Tremont Street to Albany Street.



- cc. Closing of Groton Street, Medford Court, Acton Street, Wilkes Street, Leland Place and extension of Alley 705 for new school and Rotch Playground replacement.
- dd. Closing of Laconia Street and Fay Street for new commercial development.
- ee. Closing part of Randolph Street to prevent through trucking.
- ff. Development of New Industrial Area - streets including service road along Fitzgerald Expressway, new street between Malden and Randolph Streets in industrial area, and extension of Malden and East Brookline Streets to new service road.
- gg. Closing Harrison Avenue entrance of East Dedham, Plympton and Wareham Streets to prevent through trucking and to develop new commercial or residential use on Harrison Avenue between East Canton Street and Wareham Street.
- hh. Closing of Andrews Place and Bush Street for new light manufacturing development.
- ii. Closing of Stoughton Street; Sharon Street; East Newton Street between Harrison Avenue and Albany Street; Thorn Street to rear property lines along East Brookline Street; and alleys in blocks bounded by Stoughton Street, Harrison Avenue, rear property lines on East Brookline Street and Albany Street for B. U. Medical Center Development.
- jj. Closing of Haven Street perpendicular to Rutland Street, Cumston Street and Cumston Place for residential and commercial use.
- kk. Closing of Stevens Street and Concord Place for playground or new residential use.
- ll. Closing of Camden Street between Shawmut Avenue and Washington Street; closing Northampton Street from Shawmut Avenue to Comet Place; development of new street for improved cross traffic circulation.
- mm. Closing of Willard Place for new residential use.
- nn. Closing of Worcester Place, Clifton Place, Derby Place, Woodbury Street and Arnold Street for new school and playground site.



- oo. Closing of Reed Street, Inner Belt to Thorndike Street; closing of Thorndike Street from Reed Street to Harrison Avenue; closing of Fairweather Street; closing of Randall Street; closing of Perth Street; closing of Newcomb Street; closing of Southampton Street between Albany Street and Reading Street for industrial and commercial development and rehabilitation.
- pp. Narrowing of Albany Street (West Side) between Northampton Street and Massachusetts Avenue for new residential use.
- qq. Closing of Neville Place, Flagg Street, Sanford Place for new residential use.
- rr. Closing of Gage Street for park purposes.











